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Title of Document: Conservation Plan for the Cottage Line Neighborhood Conservation Project

Prepared By: Norfolk Redevelopment and Housing Authority

Prepared For: NRHA and City of Norfolk

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Civic League(s)/Organization(s) Affected: Cottage Line, Bayview

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**CONSERVATION PLAN
FOR**

**COTTAGE LINE
NEIGHBORHOOD
CONSERVATION
PROJECT**

Norfolk Redevelopment and Housing Authority



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CONSERVATION PLAN
COTTAGE LINE CONSERVATION PROJECT
NORFOLK, VIRGINIA

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Conservation Project
Rehabilitation and Conservation
Standards

November 2, 1987

CONSERVATION PLAN FOR COTTAGE LINE

A. Description of Project

1. Boundaries of the Conservation Project Area

Beginning at the point of intersection of the southern line of Leicester Avenue and the eastern line of Chesapeake Boulevard; thence, northeastwardly along the southern line of Leicester Avenue to its intersection with the eastern line of Atlans Street; thence, northwardly along the eastern line of Atlans Street to its intersection with the southern line of Virgilina Avenue; thence, eastwardly along the southern line of Virgilina Avenue to its intersection with the eastern line of Beaumont Street; thence, northwardly along the eastern line of Beaumont Street to its intersection with southern line of Parkview Avenue to its intersection with the eastern line of 1st Bay Street; thence, northwardly along the eastern line of 1st Bay Street to the shores of the Chesapeake Bay; thence, westwardly along the shores of the Chesapeake Bay to its intersection with the western line of Chesapeake Boulevard; thence, southwardly along the western line of Chesapeake Boulevard to the point of beginning.

2. Description of Existing Conditions

The Cottage Line Conservation Project is located in the Ocean View section and is comprised of Planning Districts 4 and 5. The area is generally bounded on the north by the Chesapeake Bay; on the east by First Bay Street; on the south by an arm of Little Creek, Parkview Avenue, Virgilina Avenue, Atlans Avenue, and Leicester Avenue; and on the west by Chesapeake Boulevard. The proposed project area covers approximately 299 acres.

HISTORY

Initially developed as a resort area in 1854, Ocean View was annexed into the City of Norfolk on January 1, 1923. The expansion of the street car system to the Ocean View area in the early 1900's allowed greater accessibility for the city's residents to the beaches of Ocean View. During this time, numerous hotels and "tourist camps" of summer homes were built to accommodate the influx of visitors. Ocean View developed as a year-round residential area following World War I as the military assigned to the nearby Naval Base had found the Ocean View area a convenient and desirable place to live. During the 1930's, the Work Projects Administration provided funding for the sewer system, the jetty along the bayfront, and the Ocean View School. The growth in the military population in the 1940's resulted in continued residential growth in Ocean View. As the Virginia Beach oceanfront area grew and prospered as a resort and vacation area, Cottage Line developed into the predominately residential area that exists today.

LAND USE

The Cottage Line Conservation Project Area is predominately resi-

dential, as is most of Ocean View. According to the 1986 General Development Plan for Willoughby - Ocean View, 86.8% of the land is committed to a residential use. This is an increase from 79% of the land being used for residential purposes in 1977. The growth in residential land use can be attributed to the construction of high density units on previously vacant land between 1977 and 1986. The percent of residential land occupied by single family structures has remained at 42% during the time period. However, structures of five or more units have increased from occupying 15% of the residential area in 1977 to over 22% of the residential area in 1986.

The new residential developments constructed between 1977 and 1986 have resulted in an increase in the overall density of the Cottage Line area. In 1977, the overall density of the proposed project area was defined by City Planning as having a low medium density or an average of 8.7 to 14.9 units per acre. By 1986, City Planning had found the density to have increased to an average of 15.0 to 19.9 units per acre. The greatest increase in density has occurred along the bayfront and along the south side of Ocean View Avenue and is a result of the increased number of high density, multi-family buildings constructed during the past decade.

The project area contains a mixture of building types and styles. Based on data from the 1980 Census of Population and Housing, over 28% of the housing stock is over 40 years of age as compared to the city average of 21%. By 1990, it is estimated that 49% of the housing stock in Cottage Line will be over 40 years of age. This statistic is important as houses typically require extensive general maintenance as

well as renovation to mechanical and plumbing systems as they reach this plateau.

Approximately 30% of the structures contain one dwelling unit and 70% of the structures in the project area contain multiple dwelling units. In comparison, an estimated 55% of the residential structures in Norfolk contain one dwelling unit and 45% contain multiple dwelling units.

There are over 940 structures in the proposed project area. Many of the residential structures are in good condition, but a significant number of properties show signs of age, deterioration, and lack of maintenance. The number of residential units in the proposed project area is approximately 2445 units. The majority of these units are rental units, 71.9%, compared to a City-wide average of 54.3% rental units. The vacancy rate in PD 4 in 1984 was 13.4% while the vacancy rate for PD 5 was 14.4%. The vacancy rate for the overall Cottage Line area for 1984 was 13.8% or double of the City's average vacancy rate of 6.8% for 1984. The high percentage of rental units and the high vacancy rate demonstrates the highly transient nature of the project area.

BUILDING CONDITIONS

In July 1987, Authority staff conducted an exterior survey to determine the general condition of the properties in the area. The exterior of every structure (residential and commercial) was visually inspected and classified based on staff observations. The following categories were used:

- Good - structure is well maintained, minimal exterior deterioration
- Fair - structure in need of repairs beyond normal maintenance
- Poor - structure has experienced extensive exterior deterioration and the economic feasibility for rehabilitation is unlikely

942 structures were surveyed in the Cottage Line Conservation Project Area. 290 structures or 30.8% of the buildings, were identified as being in apparent good condition. However, it has been the Authority's experience in administering the Conservation Program in eleven neighborhoods over the past twenty years that interior inspections reveal that rehabilitation to upgrade plumbing, electrical wiring, and other mechanical systems is general necessary for structures initially classified as being in apparent good condition. Accordingly, less than half of these structures will, in all probability, be found to be in good condition inside and out.

628 or 66.7% of the structures were classified as being in fair condition. Deficiencies vary from structure to structure. Typical problems include: deteriorated roofing materials, flashing which has rusted through, trim and cornice boards which have rotted out, siding which is in need of repair or replacement, gutters and downspouts which have rusted through or come loose from the structure, and painted surfaces with loose, cracked, or peeling paint.

Two and a half percent or 24 structures in the project area are in such poor condition that rehabilitation appears doubtful.

More comprehensive interior inspections by Authority staff may result in down-shifting among the housing condition categories. Properties initially identified as being in good condition may have significant interior deficiencies while other properties identified as in fair condition may be poor prospects for rehabilitation after interior inspections are performed.

ENVIRONMENTAL CONDITIONS

There are significant problems in the condition of the environment in Cottage Line which contribute to the deterioration of the neighborhood. Most of the new high density apartments constructed in the project area have little open space or landscaping which intensifies the feeling of density. The new construction, in many cases, does not conform to any particular style or possess charm or character. Automobile parking spaces area often are not clearly delineated and in some cases the parking provided is of limited use to the tenants. There are many instances where parking and service areas (i.e. trash dumpsters) are located within the required front yard. This practices results in no delineation between the street and the parking area, giving the impression an area covered by concrete, brick, and cars. The overall result of these practices is a cluttered and unattractive development pattern.

Little effort has been made to reduce the impact of the high density apartments being constructed in the area. Unattractive "For Rent"

signs are located on the front and sides of the apartments, dumpsters are located in the parking lot areas adjacent to the street, trash and litter is found throughout the area, and pay phones and vending machines are located on the streetside of the apartments. Each of these problems help to create the impression of a highly transient resident population.

Commercial development has taken place within what was formerly a residential neighborhood without proper controls. Conflicts in land uses and residential densities are found throughout the area. The neighborhood lacks cohesion and a sense of place. Apartments rents in the neighborhood have failed to keep pace with increases in rents for similar units in other parts of the City in spite of the fact that tenants have only a short walk to the public beaches and the Chesapeake Bay. There is a serious lack of public/open space. The view of the beach is completely blocked by structures and there are no additional public recreational areas other than the beaches in Cottage Line. All of these factors detract from the appearance and desirability of the neighborhood and contribute to create a negative image of the area.

The public infrastructure in the Cottage Line area contains some segments which are in need of repair or replacement. There is a need to repave and widen several neighborhood streets and to add street gutters and curbing throughout the project area. Additional sidewalks are needed along a number of streets to make pedestrian traffic safer and more convenient. Additional street trees are needed to complete the tree planting plan for the neighborhood, to better define the edge of the street and the beginning of the yard, and to beautify

the area. Street lights are also needed to illuminate the neighborhood and improve nighttime driving conditions.

SOCIO-ECONOMIC CONDITIONS

There are a number of changes which have taken place in the socio-economic characteristics of the area which indicate the potential for change in the condition of the neighborhood. These characteristics pertain to both housing structures and to the resident population and both point towards very gradual but noteworthy decline in the stability of the area.

The amount of housing overcrowding increased during the 1970 to 1980 period. In 1970, the percentage of housing units in Cottage Line with more than 1.01 persons per room was 3.7%. By 1980, the number of houses defined as overcrowded had increased to 4.0% in Cottage Line.

The percentage of the total population with incomes below the poverty level was 14.5% in 1980 and 13.7% in 1984 in Cottage Line. The number of unemployed persons in Cottage Line during 1984 was 8.4% while the City-wide unemployment rate was 4.4%. The number of families receiving food stamps increased from .4% of all households in the project area in 1970 to 9.3% of all households in 1984. This increase was ten times higher than the increase for the City as a whole.

There are slight differences in the household composition between the two planning districts. Sixty-two percent of the units (1503) are in the Planning District 4 area of which 20%, 263 units, are owner-occupied. Planning District 5 contains 942 units of which 329 units or

40.8% are owner-occupied. The entire project area contains 24.2% owner-occupied units compared to the City-wide percentage of 45.7% owners. Both Planning Districts have an average of 2.3 persons per household which is slightly lower than the City-wide average of 2.6 persons per household.

The number of female headed households with children also increased in Cottage Line during this period. In 1980, 8.8% of all Cottage Line households were headed by women with children. By 1984, this percentage had increased to 9.5%. The City-wide average for female headed households with children decreased from 16.4% to 12.9% between 1980 and 1984. Thus, the incidence of female headed households with children went from 54% of the City-wide rate in 1980 to 70% in 1984.

The number of elderly households accounted for 10.9% of all households in the Cottage Line area in 1984 compared to a City-wide average of 19.5%. Based on the 1980 Census information it is estimated that 40% of the owner-occupied homes have an elderly head of household compared to a City-wide estimate of 26% elderly homeowners. This statistic is important because elderly homeowners are usually unable to financially and/physically maintain their homes.

The average value of an owner-occupied house in Cottage Line between 1970 and 1980 increased in value at a slower rate than other housing within the City as a whole. In 1970, the average value of an owner-occupied home was \$17,527 or 112% of the City-wide average. In 1980, the average value had increased to \$40,487; however this increase

failed to keep pace with the City-wide increase and in 1980 the Cottage Line average represented only 108% of the City-wide average.

Households headed by a member of the military account for a significant amount of the population in the Cottage Line area. According to 1984 Census information, military households account for 48.9% of all households in Planning District 4 and 29.1% of the households in Planning District 5. This averages to 41.3% of all the households in the project area being military families which is double the City-wide average of 21.1%.

Several crime statistics in Cottage Line increased at a rate greater than the City-wide rate during the past several years. Violent crimes have increased in Cottage Line from 9 in 1970 to 28 in 1984, a growth of 211%. Ten out of every 1000 Cottage Line residents are a victim of a violent crime compared to the City-wide average of 4.6 out of every 1000 persons. Only 6 of the City's 90 planning districts rank higher than Planning District 4 in 1984 in property crimes. Several property owners in Planning District 5 have covered their doors and windows with security devices designed to prevent entry. Residential fires have increased 100% between 1970 and 1984 in the Cottage Line area.

SUMMARY

In summary, Cottage Line is undergoing a period of social, economic, and environmental transition. There has been a significant amount of construction of high density apartments which are proving to be a detriment to the area. Assessed values are not keeping up with City-wide averages, the resident population is less able to maintain their

properties, there are more older persons on fixed incomes, more female headed households with children, and more households receiving some form of public assistance. Experience with other Conservation Programs has shown that households with these characteristics are less able to maintain property. The public infrastructure requires improvements and/or repair to better serve the neighborhood. All of these indicators point towards the need for a comprehensive improvement program to encourage and assist in the repair of the neighborhood's housing stock. The Neighborhood Conservation Program will aid property owners in upgrading the condition of their homes or apartments and help the community to revitalize their neighborhood.

3. Relationship to Definite Local Objectives

The Cottage Line Neighborhood Conservation Plan provides for land reuses consistent with Norfolk's General Plan adopted in 1967. Plans for neighborhood rejuvenation, including the rehabilitation of residential properties, are in keeping with and are supportive of the recommendations outlined in the General Development Plan for the Central Ocean View/Cottage Line area.

Improvements to the existing circulation system within the project area will be undertaken in close cooperation with local transportation officials and will be consistent with City transportation objectives expressed in adopted transportation plans. Improvements to the public facility infrastructure will be accomplished within existing public rights-of-way or within land to be acquired to achieve project objectives.

B. Project Proposals

1. Plan Objectives

The objectives of the Cottage Line Neighborhood Conservation Project are:

- a. the revitalization of a residential community experiencing initial stages of decline;
- b. the rehabilitation of individual residential properties so as to bring these properties up to the Rehabilitation Standards identified in the Conservation Plan;
- c. the acquisition of deteriorated property which is not feasible for rehabilitation;
- d. the development of new owner-occupied, attractive housing that is consistent with the goals of the neighborhood;
- e. the development of a strategy that will encourage and promote maintenance of residential units at the level outlined in the Cottage Line Rehabilitation Standards; and
- f. the construction of needed public improvements to enhance the livability of the area, to create a more attractive environment, and to upgrade the public infrastructure to serve the needs of the community.

2. Property Acquisition

The Boundary and Land Acquisition Map, Exhibit One, identifies nine (9) properties to be acquired because they appear infeasible for rehabilitation. The properties designated for acquisition are also identified on the Land Acquisition List, Plan Exhibit 1A.

Deteriorating or blighted properties will be inspected to determine whether or not they comply with the provisions of the Cottage Line Conservation Plan Rehabilitation Standards (Exhibit 3). The owners of property which does not comply with the rehabilitation standards will be notified in writing of observed deficiencies and of the need to bring the property into compliance. In the event that the property has not been made to comply with the rehabilitation standards within one year after receiving a written request for such compliance then the Authority may proceed to acquire the property by deed or condemnation. The Authority will resort to condemnation only for failure to correct significant discrepancies, by which is meant a discrepancy which affects the safety or health of the occupant or which would have a substantial negative impact upon an economic evaluation of the property.

Upon acquisition of project property, whether by deed or condemnation, the Authority will either (1) sell or lease the property under a contract obligating the buyer to renovate the same to bring it into conformance with the rehabilitation standards and the objectives of the Neighborhood Conservation Plan, or (2) demolish the structure or structures upon the property and then dispose of land for redevelopment at its fair value for uses which are consistent with the provisions of

the Conservation Plan, or (3) renovate the property to bring it into compliance with the rehabilitation standards, or (4) dispose of unimproved land for redevelopment at its fair value for uses in accordance with the Conservation Plan.

In those instances where the property is acquired and is subsequently resold to a private developer, the disposition documents will contain appropriate restrictions to insure that rehabilitation is completed and that the property will be used in a manner which is consistent with the objectives of the plan. Such restrictions shall be imposed as covenants running with the land for a period of not less than forty years from the date of the approval of the plan by the Council of the City of Norfolk.

3. Financial and Technical Assistance

NRHA provides comprehensive financial and technical assistance to property owners to assist them in complying with the Rehabilitation Standards for the Project Area. Property owners within the project area may request financial and/or technical assistance from the Authority to rehabilitate their property to the specifications in the Rehabilitation Standards. Financial assistance in the form of below market interest rate loans and/or grants are provided to eligible homeowners through the Residential Rehabilitation Loan and Grant Program. The loans are for a term of fifteen to thirty years and are evidenced by a note and secured by a deed of trust. Determination of eligibility for the type of loan and/or grant is made on an individual basis by the NRHA staff after meeting with the property owner and discussing the specifics of the program.

Extensive and in-depth technical assistance is also offered by NRHA to property owners within the project area. At the property owner's request, a NRHA staff member with comprehensive training and experience in all phases of property rehabilitation will be assigned to assist in planning the work to be done and with the owner's selection of a contractor. Authority staff will also make periodic inspections to determine the progress of the work and to insure that the work is in compliance with the contract specifications. For further information, property owners should contact Norfolk Redevelopment and Housing Authority's Rehabilitation Department at 201 Granby Street, Norfolk, Virginia.

4. Exceptions to Strict Compliance

In the event that an individual owner occupant of a unit containing from one to four dwelling units cannot obtain the financial resources to pay for the improvements required to bring his property into full compliance with the project rehabilitation standards but is nevertheless willing and able to complete all work needed to satisfy those sections of the rehabilitation standards which protect the public health and safety, then upon application to the Project Coordinator for the Cottage Line Conservation Project, such individual owner-occupants may be given a modified Certificate of Compliance permitting the accomplishment of work less than that which is needed to comply fully with the rehabilitation standards. Authorization for this lesser level of property improvement will remain in effect for such time as the owner resides in the dwelling, unless it is determined by NRHA that

because of changed circumstances the property owner has become financially capable of full compliance.

5. Public Improvements

The following priority for public improvements has been determined for the Cottage Line Project Area:

1. Improve East Ocean View Avenue to include landscaping and the construction of traffic medians which will beautify the area and improve the traffic flow.
2. Improve neighborhood streets, particularly Kingston and Hillside Avenues, with the addition of curbs, gutters, sidewalks, and street trees.

The Authority will make every effort to execute identified public improvements during the lifespan of the project. To that end, the Authority will endeavor to obtain the necessary funds to accomplish the identified public improvements. Funding constraints may limit the scope and/or timing of these improvements. The Authority, with the assistance of the Project Area Committee, will continue to monitor the project area in order to identify and address public improvement deficiencies during the life of the Conservation Project.

6. Design Review

To establish and maintain property values, to ensure the aesthetic and functional coordination essential to carrying out the objectives of the Plan and to assure continuous maintenance of the Project, developers

who purchase property from Norfolk Redevelopment and Housing Authority shall be required, as a condition precedent to their acquisition of project land, to agree to the review and approval of the detailed plans, final working drawings and specifications of all proposed improvements by the Authority, the Norfolk Design Review Committee and finally by the City Planning Commission. Reviews and approvals will be specifically concerned with but not limited to, site planning, architectural layout, materials of construction, landscaping, access, advertising and identification signs. The aforementioned approvals of plans and specifications shall not relieve developers of their obligation to comply with all applicable codes, ordinances or regulations issued by appropriate authority.

7. Programmatic Implementation/Coordination

It is recognized that the resolution of the problems facing the Cottage line Conservation Project Area will not only require an intensive effort on the part of the Authority and its program capabilities, but also on a close working relationship with the City's Housing Services Division and its housing-related programs. It is intended that the Housing Services Division, as well as, other City departments and agencies will be involved in the coordination and the direction of the programs implemented in the Project Area.

C. Land Use Plan

The general land use plan for the Cottage Line Place Conservation Project is consistent with the existing development pattern in the neighborhood. The Cottage Line Neighborhood Conservation Project Land Use Plan, Exhibit 2, is attached hereto and made a part hereof.

Conservation activities will support and be compatible with the following existing and permitted land uses:

Public facilities: street rights-of-way, parks, cemeteries, playgrounds, pedestrian ways and other similar uses which conform to the general residential nature of the project area.

Residential: new construction and properties rehabilitated in accordance with the Cottage Line Conservation Project Rehabilitation Standards and the Building Maintenance Code of the City of Norfolk.

Commercial: shops, stores, offices, motels, and other business operations commonly associated with neighborhood commercial retail areas.

Institutional: churches, private schools, private clubs and similar non-profit institutional uses compatible with the surrounding neighborhood.

D. Other Provisions Necessary to Meet Federal, State, and Local Requirements

1. Real Estate Acquisition and Relocation

In conducting real estate acquisition and family and business relocation activities, the Authority will comply with applicable provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of the Commonwealth (Sec. 25-235 et. seq. of Code of Virginia, 1950) and the United States (P. L. 91-646, 42 USCA 4601 et. seq.) In the acquisition of real property in the Cottage Line Project the Authority will make a diligent effort to acquire property by negotiating the purchase at the approved acquisition price before instituting eminent domain proceedings. In addition, the Authority will not require an owner to surrender the right to possession of his property until the Authority pays, or causes to be paid, to the owner or to the registry of the court in condemnation cases, the approved acquisition price, or the compensation awarded by Commissioners in eminent domain proceedings. The Authority will not require any person lawfully occupying property to surrender possession without at least 90 days prior written notice from the Authority of the date on which possession will be required.

The Authority will also administer the relocation program for all families and individuals affected by the acquisition of property by the Authority. No occupant will be required to move from the acquired property until such time as decent, safe, and sanitary living accommodations can be offered the occupant at a rent or purchase price which is within his economic means. All occupants will be advised of all benefits to which they may be entitled. The relocation program will be

administered without discrimination on the basis of race, creed, color or national origin, all as required by law.

2. Changes in Approved Plan

Any amendments to the plan are subject to review by the Cottage Line Project Area Committee and the Cottage Line Civic League, and will be discussed at a scheduled public hearing. Formal adoption of any amendments will be done by the Commissioners of the Norfolk Redevelopment and Housing Authority and each amendment must be approved by the Council of the City of Norfolk.

3. Lifespan of Project Activities

It is the intent of the Authority to proceed diligently to achieve completion of project activities and to obtain the objectives outlined in the plan. A request made by the Project Area Committee is that the project activities be completed by the end of 1995. To work toward this end, the Authority will purchase those properties identified in Exhibit 1A and will work closely with the Project Area Committee to identify particular structures requiring immediate attention and to select a target area for the start-up of concentrated program activities. The Authority will monitor project activities and continue to work closely with the Project Area Committee. Moreover, progress in the Cottage Line Conservation Project Area will be documented in quarterly status reports prepared by NRHA staff.

4. Environmental Impact Consideration

Norfolk Redevelopment and Housing Authority, coordinating with the City of Norfolk, is responsible for preparation of an environmental review

record for the Cottage Line Conservation Project. A finding of "No Significant Effect" will be required by the U. S. Department of Housing and Urban Development for this project if federal financial assistance, principally Community Development Block Grant funds, are to be made available for conservation related activities. When completed the Environmental Review Record may be examined and copied during normal working hours at the Fiscal Division, City of Norfolk, Room 807, City Hall, Norfolk, VA 23510. All interested parties will have an opportunity to comment on the Environmental Review Record prior to the project implementation. In the event that some activities are to be conducted within the project area before final environmental clearance is obtained, a special environmental assessment will be completed to determine the impact, if any, of these activities. In accordance with the applicable regulations, these activities must be shown not to have an adverse environmental effect, not to limit choices among competing alternatives, and not to alter the premises upon which the environmental clearance will be based in any way which effects the validity of the conclusions reached.

5. Non-Discrimination Consideration

The Norfolk Redevelopment and Housing Authority pursues a policy of non-discrimination with regard to race, color, creed, national origin, age, or sex in all aspects of its Redevelopment and Conservation Programs. This policy is in compliance with applicable provisions of all civil rights, fair housing, and equal opportunity laws and regulations.

6. Citizen Participation Considerations

The Norfolk Redevelopment and Housing Authority actively involves project area residents as well as other citizens and community groups in the development of the Conservation Plan and in the execution of program activities. Citizen involvement and participation in the Cottage Line Conservation Project has been carried out on two levels. First, a Cottage Line Project Area Committee (PAC) has been established consisting of seven residents of the neighborhood who have met five times since June 1987 to discuss and assist in the planning and design of the Conservation Project. The PAC has assisted in establishing the project boundaries, in setting Rehabilitation Standards, and in identifying needed public improvements. The PAC has also identified the critical need for the benefits, services, and protection offered by the Cottage Line Conservation Plan and voted to endorse the plan in September 1987. The members of the PAC have taken an active role in discussing the particulars of the plan with other Cottage Line residents, and in doing so have facilitated the approval of the plan by the Civic League. The PAC will continue to have an active role in the finalization of the plan as well as in its implementation.

At a second level of citizen participation, the Cottage Line Civic League has reviewed, considered, and discussed the Conservation Plan for the project area. The staff of the Authority has attended several Civic League meetings during 1986 and 1987 and has thoroughly briefed the Civic League on the mechanics of implementation of the Plan. The Civic League, an area-wide group with representation from all sectors of the neighborhood including residents and property owners, voted in favor of endorsing the Plan at their September 1987 meeting. NRHA

staff will continue to meet with the Civic League throughout the life span of the Project for the purpose of updating the residents, and to obtain their suggestions, comments, and concerns relative to the program activities.

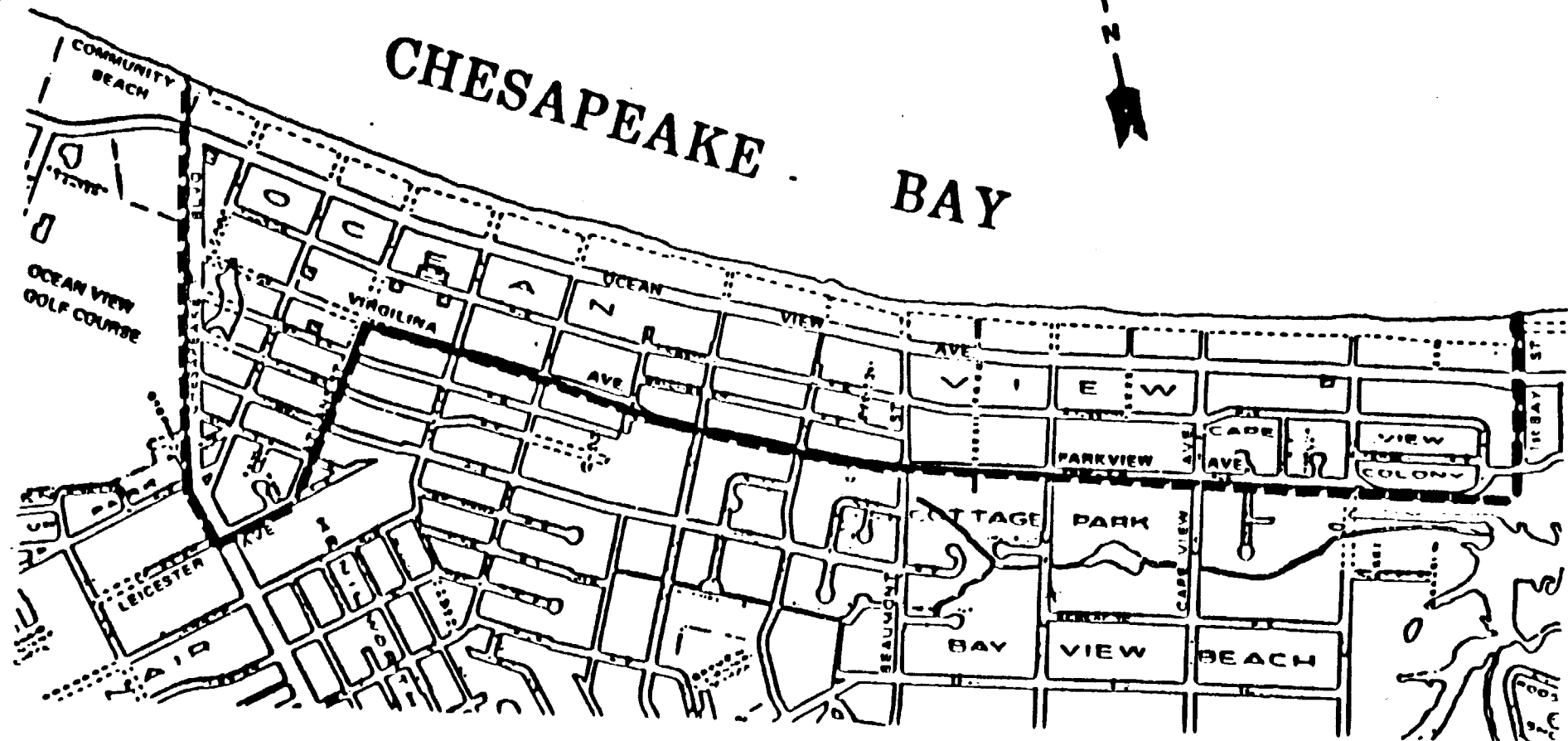
E. Exhibits

1. Plan Exhibit No. 1 - Boundary and Land Acquisition Map

Plan Exhibit No. 1A - Land Acquisition List

2. Plan Exhibit No. 2 - Proposed Land Use Plan

3. Plan Exhibit No. 3 - Cottage Line Conservation Project
Rehabilitation and Conservation Standards





LEGEND
 TO BE ACQUIRED
 PROJECT BOUNDARY



EXHIBIT NO. 1

**BOUNDARY AND
LAND ACQUISITION PLAN
COTTAGE LINE NEIGHBORHOOD
CONSERVATION PROJECT**

DRAWN BY: CHL 111

JUNE 1987

EXHIBIT 1 A
COTTAGE LINE CONSERVATION PROJECT
LAND ACQUISITION LIST

1014 Balview Avenue

9608 Chesapeake Street

807 East Ocean View Avenue

809 East Ocean View Avenue

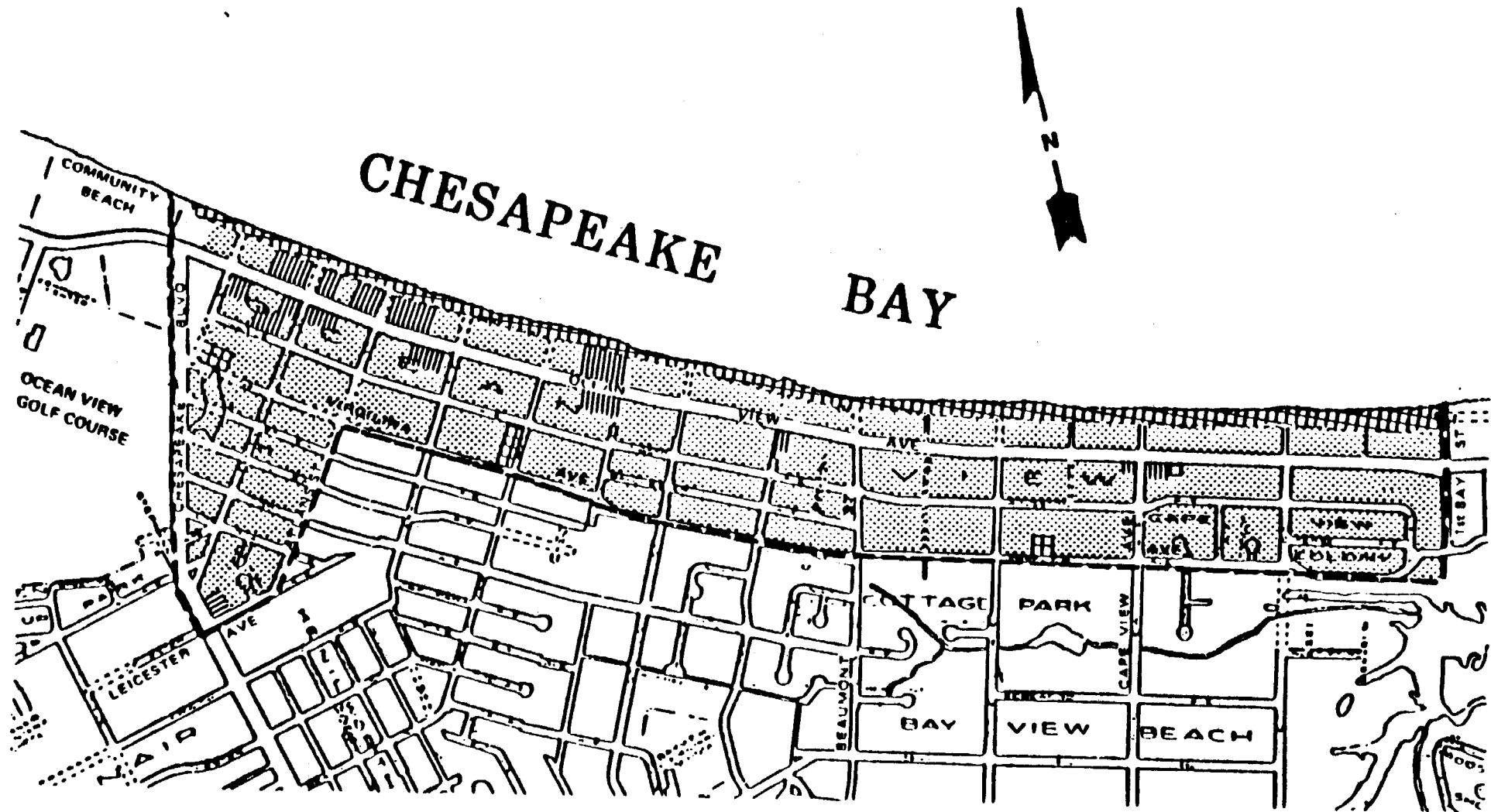
1973 East Ocean View Avenue

1010 Hillside Avenue

1011 Hillside Avenue

1016 Hillside Avenue

1031 Hillside Avenue



LEGEND





-  RESIDENTIAL
-  COMMERCIAL
-  INSTITUTIONAL / PUBLIC FACILITIES
-  PROJECT BOUNDARY..

EXHIBIT NO. 2



LAND USE PLAN
COTTAGE LINE NEIGHBORHOOD
CONSERVATION PROJECT

DRWN. BY: CHE, 111

JUNE 1987

REHABILITATION AND CONSERVATION STANDARDS

for

COTTAGE LINE

REHABILITATION STANDARDS

for

COTTAGE LINE

Introductory Statement

These rehabilitation standards constitute the requirements for the spatial design and the level of alteration, rehabilitation, repair and maintenance of all properties located in the Conservation Project area. Initially, enforcement of these standards will be required by Norfolk Redevelopment and Housing Authority in order to achieve the objectives of the Conservation Plan, which seek prevention of deterioration and removal of blight by the improvement of neglected and deteriorated properties to maintenance levels which will assure market acceptance of the property.

Residential, commercial or other structures, whether occupied or vacant, shall be maintained in conformity with the provisions of these standards so as to preserve the desirable and economically viable character of the neighborhood.

All properties in the Conservation Project area shall comply with the standards set forth in all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, and facilities, including but not limited to the Virginia Uniform Statewide Building, Plumbing, Electrical, and Volume 2 Building Maintenance Codes as adopted by the City of Norfolk. These code standards are hereby incorporated by reference and made part of these property standards.

In addition to compliance with local statutes, codes and ordinances, all properties in the Conservation Project Area shall conform to the standards which follow.

GENERAL ACCEPTABILITY CRITERIA

R201 SERVICE AND FACILITIES

R201-1 Utilities shall be independent for each property.

R201-2 Independent bath and kitchen facilities shall be provided for each dwelling unit but common facilities for laundry, storage space and heating are permissible.

R201-3 Each building and each dwelling unit within the building shall contain provisions for each of the following living facilities:

- a. A continuing supply of safe potable water.
- b. Sanitary facilities and a safe method of sewage disposal.
- c. Heating adequate for healthful and comfortable living conditions.
- d. Domestic hot water.
- e. Electricity for lighting and for electrical equipment used in the dwelling.
- f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.
- g. Proper food preparation space.
- h. Bathing facilities.

R202 ACCESS

R202-1 ACCESS TO THE BUILDING

Walks and steps shall be provided as required for convenient all-weather access to the structure constructed so as to provide safety, reasonable durability and economy of maintenance.

R202-2 ACCESS TO EACH DWELLING UNIT

Access to each dwelling unit shall be provided without one's passing through any other dwelling unit.

R203 METHOD OF DETERMINING NUMBER OF DWELLING UNITS

R203-1 Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a dwelling unit.

R203-2 A group of adjacent rooms containing complete living facilities, such as an apartment of a janitor, caretaker or servant, shall be counted as a separate dwelling unit.

R204 DILAPIDATED STRUCTURES

R204-1 All dilapidated portions of existing properties or structures which are not economically repairable shall be removed.

R205 MAINTENANCE

R205-1 All structures and portions of structures and the component parts thereof shall be maintained in a clean and sanitary condition, reasonably free from

defects, and shall be structurally sound so as to capably perform the function for which they were designed. Protection from the elements and against decay and rust shall be afforded by periodic application of a weather coating material or sealant. The exterior of all premises shall be maintained in such a manner that the appearance is not offensive or blighting to other properties. Trash, garbage and rubbish shall not be allowed to accumulate on the premises.

R206

ADMINISTRATIVE REVIEW PROCEDURE

R206-1

Prior to final determination that a property is in violation of or in default under these standards, the owners thereof, or any person having a direct interest therein, shall have the right to petition for a review of any determination, requirement, recommendation or finding made by the administrators of the Conservation Project. Such a petition should be addressed to the Conservation Project Review Board. The membership of this board shall be appointed as indicated below for three year terms, subject to approval by the Commissioners of the Norfolk Redevelopment and Housing Authority.

1. One member, from the staff of Norfolk Redevelopment and Housing Authority and one member, who is a resident of the City of Norfolk but not a resident of the conservation project area, shall

be chosen by the staff of Norfolk Redevelopment and Housing Authority.

2. Three members who are residents of the conservation project area shall be appointed by the Cottage Line Civic League.

The Board may permit postponing a final determination for a stated period of time (not exceeding two years) if it finds that strict compliance with the standards would be unreasonable, unusually difficult, impractical or would impose an unnecessary or disproportionate financial hardship on the owners; and the Board may also, in stated instances, permit variances in the standards or in the interpretation thereof when satisfied that such action would meet the spirit and intent of the Plan. In all cases, the good faith of the property owner shall serve as an important guide in deciding upon the course of action to be pursued.

R206-2

A variation to mandatory provisions contained herein may be permitted by the Conservation Project Review Board for specific cases when the variation attains the stated objectives contained herein, and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impracticable.

:

b. Long established local practices and customs in the area assure continued market acceptance of the variation.

c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

R206-3 Variations shall be limited to specific cases and shall not be repetitive in nature or establish precedents for similar acceptance in other cases without prior approval of the variation.

SITE CRITERIA

R300 OBJECTIVE

The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

R302 SITE IMPROVEMENTS

R302-1 The open space of each property shall provide for (a) the immediate diversion of water away from buildings and disposal from the lot, (b) prevention of soil saturation detrimental to structures and lot use, and (c) appropriate paved or all-weather walks, parking areas, driveways and exterior steps.

R303 BUILDING SITES

R303-1 Every building shall have yard space of such size and planned so as to permit convenient access for maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy.

R303-2 No existing main building shall be extended beyond the existing set back line of buildings on the same side of the street in the same block.

R303-3 Off-street parking areas and driveways must have an all-weather surface, properly maintained.

R304 FENCES OR SCREENING

R304-1 Fences, retaining walls, shrubbery, screens and other minor construction as appropriate shall be provided by the property owner where needed to handle excessive grade differences, to screen unsightly views, to provide suitable access and personal safety, and to protect property. Such appurtenances shall be maintained by the owner in a structurally sound, durable and safe condition.

R304-2 Fences shall conform or be made to conform to all codes and ordinances of the City of Norfolk; otherwise such fences shall be removed by the owner of the premises.

R305 SIGNS

R305-1 "For Rent", "For Sale" and similar advertising

signs shall not exceed 5 square feet in size and if exposed to the weather, shall be constructed of weather-resistant materials.

R306 COMMERCIAL PROPERTIES

R306-1 The exterior of all commercial properties shall be kept in good repair, painted, and shall not constitute a safety hazard or nuisance. In the event renovations or repairs become necessary, such repairs shall be made to conform to all applicable codes.

R306-2 All loading areas, automobile service stations, access to drive-in food establishments and similar areas shall be paved and kept in good repair.

R307 GARBAGE AND TRASH STORAGE

R307-1 No garbage, trash, waste or refuse receptacle shall be stored or kept where it can be observed from any street.

R307-2 Storage enclosures or facilities shall be reasonably compatible with existing structures, so as not to be unsightly, to provide suitable access and personal safety, and protect the property. They shall be maintained in a structurally sound, durable, safe and slightly condition.

R308 VEHICLES

R308-1 Any vehicle, including a trailer, which is without a currently valid license plate or plates and is

in a rusted, wrecked, discarded, dismantled, partly dismantled, inoperative, disused or abandoned condition, shall not be parked, stored or left in the open and must be removed to a completely enclosed location or from the property.

- R308-2 Under no circumstances shall a vehicle be parked in a front yard (a front yard being an open, landscaped or soft area, as opposed to a hard surfaced parking area located in front of a building.)

HOUSING STANDARDS

R400 OBJECTIVE

- R400-1 To provide physical standards for safe, healthful, sanitary, and convenient dwelling units suitable to the kind and quality of housing in the Conservation Project Area.

R400-2 SPACE STANDARDS

To provide space standards that will prevent overcrowding and to assure a reasonable quality of life for the inhabitants of all dwelling units.

- R400-3 To establish reasonable standards of light and ventilation, of doorways and staircases, and of entrance hallways and corridors.

R401 GENERAL

- R401-1 Dimensions for interior spaces are based upon measurements taken between finished floor, wall, ceiling or partition surfaces.

- R401-1.1 The area occupied by a stair or by closets shall not be included in the determination of required room area.
- R401-1.2 Habitable rooms in basements or below grade intended for year-round occupancy shall comply with the same building planning standards as rooms above grade.
- R401-1.3 All floors and walls shall be maintained in safe and sanitary condition, and walls and ceilings shall be maintained so as to be free from wide cracks, breaks or loose plaster.
- R401-2 MINIMUM ROOM SIZES AND ALLOWABLE ROOM COUNT
- R401-2.1 Room sizes shown below shall be the minimum permitted for any remodeling of existing spaces or for the construction of any new rooms. Unremodeled existing rooms where considered adequate in size and arrangement for the intended function by the administering agency may be accepted if not more than 10 per cent smaller than the minimums given in the following schedule:

NOTES

(1) Abbreviations

DU - Dwelling Unit	K'ette - Kitchenette
LR - Living Room	BR - Bedroom
DR - Dining Room	OHR - Other Habitable Room
DA - Dining Area	NP - Not Permitted
K - Kitchen	

- (2) Minor variations to these areas may be permitted when existing partitions preclude compliance.
- (3) Minor variations to these dimensions may be permitted when existing partitions preclude compliance.

- (4) Clear passage space.
- (5) Permitted in DU of 0-BR or 1-BR only. Where the area of kitchenette is less than 40 sq. ft., no room count shall be allowed. No kitchenette shall be less than 20 sq. ft.
- (6) The combining of kitchen or kitchenette with a bedroom in a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a kitchen or kitchenette.
- (7) Permitted only in dwelling unit having no separate bedroom.
- (8) Least dimension of appropriate room function applies.

SCHEDULE

Name of Space (1)	Room Count	Minimum Area 1 & 2 BR DU	(Sq. Ft.) 3 or more BR DU	Least Dimension (3)
LR	1	140	150	10' - 0"
DR	1	80	100	7' - 8"
K	1	50	60	3' - 0" (4)
K'ette (5)	1	40	NP	3' - 4"
BR	1	70	70	7' - 0"
Total BR	--	1 BR, 100	3 BR, 240	1st BR of each
	--	2 BR, 170	4 BR, 340	DU 8' - 0"
OHR	1	70	70	7' - 0"
LR-DA	1 1/2	160	180	(8)
LR-DR	2	200	220	(8)
LR-DA-K	2	210	240	(8)
K-DA (7)	1 1/2	80	100	(8)
K-DR (7)	2	120	140	(8)
K'ette-DA (7)	1	60	80	(8)
LR-DA-BR (8)	2	220	---	(8)
LR-BR (8)	1 1/2	190	---	(8)

R401-3 DWELLING UNITS

R401-3.1 A Dwelling unit is a group of contiguous rooms containing living facilities consisting of separate cooking, sanitation and sleeping accommodations.

R401-3.2 At least one complete bath facility as described in Section 401-7.1 shall be provided for each six persons or less residing in a dwelling or dwelling unit, except

that a single tub or shower shall suffice for not more than 8 persons. Occupancy shall not exceed these limitations.

R401-3.3 Each dwelling unit shall contain suitable sleeping accommodations of such size and dimensions as to permit reasonable placement of furniture, allowing adequate passage space to doors, closets, windows, public halls, fire escapes or sanitary facilities where applicable.

R401-3.4 The term rooming house is hereby defined as a single-family dwelling in which three or more sleeping rooms without cooking facilities are let by a resident householder. In such rooming houses every three sleeping rooms so let, or each five persons or less, shall be provided with complete bathing and sanitary facilities.

R401-3.5 Access to each room for let located in a rooming house shall be from a public space, without passage through another habitable room, sleeping unit or toilet space. Exterior doors to each dwelling unit shall have locks in workable condition provided with keys.

R401-4 CEILING HEIGHTS

The ceiling heights for habitable rooms, bathrooms and halls shall be as follows:

R401-4.1 At least one-half of the floor area of every habitable room, including those in basements, shall have a ceiling height of at least 7½ feet; and the floor area of

that part of any room where the ceiling height is less than 5 feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.

R401-5 ROOM ARRANGEMENTS

R401-5.1 Access to all rooms within a dwelling unit shall be possible without passage through a public hall.

R401-5.2 Every water closet, bathtub or shower of a dwelling unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

R401-5.3 A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom is not acceptable through a bedroom in dwelling units having more than one bedroom, unless the bathroom is between the bedrooms of a 2 bedroom dwelling unit.

R401-5.4 A bedroom shall not be used as the only means of access to another bedroom or habitable room.

R401-6 KITCHEN FACILITIES

R401-6.1 Each dwelling unit shall have a specific kitchen area which contains a sink with counter work space, hot and cold running water, adequate space for installing a cooking range and refrigerator, and storage for cooking utensils.

R401-6.2 Minimum areas and dimensions of kitchen storage space shall be as follows:

a. Total shelving in wall and base cabinets - 30 sq. ft. Useable storage shelving in cooking range or under sink may be counted in the total shelving needed.

b. Drawer space - 5 sq. ft.

c. Counter work area - 5 sq. ft.

R401-7 BATH FACILITIES

R401-7.1 Complete bathing and sanitary facilities shall be provided within each dwelling unit consisting of a water closet, a tub or shower, and a lavatory. An adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures shall be provided. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. 6 in. long, and if square, have a 4 ft. minimum. Shower, if provided, should have a least dimension of 30 inches.

R401-7.2 Every non-residential building regularly used or occupied shall be provided with toilet and lavatory facilities as further provided in this section, except that small buildings not over 150 square feet in floor area for shelter in connection with the operation of parking lots, storage lots, watchman stations or similar uses shall not be required to have such facilities if they are otherwise conveniently available to workers using such buildings and are used at all times.

R401-8 LAUNDRY FACILITIES

Space shall be provided for laundry trays or a washing machine. Both hot and cold water adequate for the operation of a washing machine shall be made available in this space. The installed laundry equipment shall have acceptable drainage facilities and be in either of the following locations:

- a. Within each dwelling unit having two or more bedrooms, and located in the kitchen or other suitable service space.
- b. In basement, cellar or other suitable public space within the building for the use of all occupants.

R401-9 CLOSETS

R401-9.1 Clothes closet space shall be provided within each dwelling unit on the basis of 12 sq. ft. for the first BR plus 6 sq. ft. for each additional BR. The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off a hall, living room or dining room. None of the minimum clothes closet space shall be located within the kitchen.

R401-9.2 Where separate closets for each existing bedroom are not possible, a closet elsewhere within the dwelling unit may be acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom.

R401-9.3 Clothes closets shall have a shelf and rod.

R401-10 GENERAL STORAGE

R401-10.1 Each dwelling unit in a multi-family structure shall have a designated closet or other suitable space within the unit or locked space elsewhere within the building or other structure on the property, conveniently accessible, for general storage. The minimum volume of general storage space for each dwelling unit shall be 100 cu. ft. and shall be increased by 25 cu. ft. for each additional bedroom over two.

R402 LIGHT AND VENTILATION

R402-1 HABITABLE ROOMS

R402-1.1 All habitable rooms, except kitchens, shall have natural light provided by means of windows, glazed doors, or skylights. A glass area of at least 10 per cent of the floor area shall be provided for new or remodeled rooms or other spaces. Existing rooms shall have a glass area not appreciably below a total of 10 per cent of the floor area. Covered light shafts or open shafts or less than 50 sq. ft. in area are not acceptable ventilation to bedrooms or living rooms.

R402-1.2 An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchen a mechanical ventilation system may be substituted. A ventilation area of 4 per cent of the floor area of the space shall be provided.

R402-1.3 An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

R402-2 KITCHENS

R402-2.1 Artificial light shall be provided and distributed so as to give illumination throughout.

R402-2.2 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 square feet, or by mechanical ventilation. Where a kitchen is not separated from the living room by partitions and door, mechanical ventilation shall be required for the kitchen.

R402-3 BATHROOMS AND TOILET COMPARTMENTS

R402-3.1 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 14 square feet, or by mechanical ventilation, or by gravity-type ventilation equipped with a wind-driven roof ventilator above the roof level.

R402-4 PUBLIC SPACES

R402-4.1 GENERAL

Adequate artificial light shall be provided for all public spaces.

R402-4.2 Public Entrance Spaces to Building

- a. All public entrance spaces should have natural light provided by window, doorway or equivalent glass area of at least 10 per cent of the floor area.
- b. Either natural ventilation of at least 4 per cent of floor area or mechanical ventilation should be provided.

R402-4.3 Public Hallways and Stairways

- a. Public hallways and unenclosed stairways shall be provided with either natural ventilation (at least 4 per cent of floor area) or mechanical ventilation.
- b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, skylights or the equivalent shall be provided containing at least 10 square feet of glass area, or its equivalent, for each floor so served.

R402-5 HABITABLE ROOMS OF DWELLING UNITS BELOW GRADE

- R402-5.1** For habitable rooms below grade, the depth of the finished floor below its adjacent outside grade level shall not exceed 4 feet - 0 inches. Natural light and ventilation standards for habitable rooms above grade shall apply.

R402-6 VENTILATION OF UTILITY SPACES

- R402-6.1** Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated

to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

R402-7 VENTILATION OF STRUCTURAL SPACES

R402-7.1 Natural ventilation of spaces such as attics and crawl spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.

R402-7.2 All exterior ventilation openings shall be effectively and appropriately screened where considered needed by the inspecting authority.

R402-8 MECHANICAL VENTILATION SYSTEMS

R402-8.1 Mechanical ventilation systems shall have a capacity of at least 60 cubic feet per minute.

R403 DOORS AND ACCESS OPENINGS

R403-1 EXTERIOR DOORS

R403-1.1 Existing doors in sound condition should approximate in size the following, and the minimum size of new doors installed in new openings shall be:

	Existing	New
a. Main entrance door	3'0" x 6'6"	3'0" x 6'8"
b. Service doors	2'6" x 6'6"	2'6" x 6'8"

R403-1.2 Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above.

R403-1.3 Exterior doors or doors opening into public spaces have safe locks with keys provided.

R403-2 INTERIOR DOORS

R403-2.1 Existing doors in sound condition shall approximate in size the following, and minimum size of new doors installed in new openings shall be:

- a. Habitable rooms, 2' - 6" wide.
- b. Bathrooms, toilet compartments and closets other than linen and broom, 2' - 0" wide.
- c. Service stair doors, 2' - 6" wide.
- d. Cased openings, 2' - 6" wide.
- e. To public stairway enclosures, single door, 2' - 4" wide, each half.
- f. Height of existing doors, 6' - 6" minimum.

Height of new doors in new openings, 6' - 8".

R403-2.2 Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above.

R403-2.3 All door hardware shall be maintained in good operating condition.

R404 WINDOWS

R404-1 All windows must be tight fitting, have sashes of proper size and conform to existing design. Rotted wood, broken joints or loose mullions shall be replaced.

R404-2 All cracked or broken glass must be replaced in accordance with the City Building Codes.

R405 STAIRWAYS

R405-1 All stairways shall provide safety of ascent and

descent, and an arrangement of stairs and landings which have adequate headroom and space for the passage of furniture and equipment.

- R405-1.1 Stairways shall not be dangerous or to any substantial extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings or railing protection, and shall be maintained in a good state of repair.

R406 HALLWAYS

R406-1 GENERAL

- R406-1.1 Hallways shall provide adequate, safe and unobstructed exits from dwelling units.

R407 MIXED RESIDENTIAL AND NON-RESIDENTIAL USES

- R407-1 Any non-residential use of residential property shall be subordinate to its residential use and character.

- R407-2 The non-residential use shall be limited to the ground floor except for storage directly associated with the operation of the non-residential uses.

- R407-3 No non-residential use shall be permitted within the same structure as a residential use where the non-residential use involves excessive noise, noxious or disagreeable odors or to otherwise adversely affect the surrounding neighborhood.

FIRE PROTECTION

R500 OBJECTIVE

R500-1 To assure a high degree of safety to life and property preservation for the dwelling by the separation of dwelling units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or sealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

R501 GENERAL

R501-1 The properties within the Conservation Project Area shall be brought into conformity with the applicable fire prevention code of the City of Norfolk and shall comply with the additional requirements set out in these standards.

R502 EXITS

R502-1 Each one or two family dwelling and each dwelling unit in multi-family properties shall have at least one exit which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit from each dwelling unit by means of a doorway, stairway, protected passageway

or openable window. In buildings three or more stories above grade the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency.

- R502-2 Access to either required exit shall not necessitate passage through another dwelling unit, nor shall either exit be subject to locking by any device which would impede or prohibit ready egress.
- R502-3 In three or more story structures containing a total of more than eight dwelling units, one interior stairway of combustible materials is acceptable only where enclosed within walls providing not less than one-hour fire resistance rating.
- R502-4 If one family is occupying the first and second story of a structure and another family is occupying the third or additional stories, a second separate exit is required.
- R502-5 When the secondary exit is by means of an openable window, the opening shall be at least 5 square feet in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 feet, 6 inches above the floor. Where storm windows, screens or burglar guards are used, these shall be readily openable from the inside.

- R502-6 Every below grade dwelling unit shall have direct and convenient access to the outside of the building at grade level.
- R502-7 For properties containing more than two dwelling units and three or more stories, stairways shall be enclosed by partitions providing at least one hour fire resistance rating and flush type doors or doors deemed by the administering authority provide sufficient fire retardation shall be installed at each opening on the stairway.
- R503 INTERIOR FIRE PROTECTION
- R503-1 PARTY OR LOT LINE WALLS
- R503-1.1 Semi-detached row or end row-dwellings shall be separated from an adjoining dwelling or dwellings by a party or lot-lining wall extending the full height of the building. Every party or lot-lining wall shall be constructed so that at least a one hour resistance rating is provided.
- R503-2 WALLS, FLOOR AND CEILING CONSTRUCTION
- R503-2.1 The underside of all flights of wood stairs, if exposed, shall be covered with a non-combustible material. Existing plaster in this location which is in good condition may remain.
- R503-4 ENCLOSURE OF VERTICAL OPENINGS
- R503-4.1 The enclosing walls of an elevator shaft shall be of non-combustible materials having not less than a

a Class-C roof according to the classification given by the Underwriters' Laboratories, Inc.

R504-2.2 In buildings of more than four dwelling units existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to classification of U. L. except for the following additional provision; where the roof area of property is greater than 4,000 square feet, or is without separation from adjacent properties by an adequate distance or by a continuous parapet wall, the requirements of Class A or Class B roofing of U. L., shall apply.

WORKMANSHIP AND MATERIALS

R601 All rehabilitation work shall be done in compliance with these standards and with all applicable codes of the City of Norfolk, and shall be performed in a good and workmanlike manner. All materials used shall be of a quality suitable for the purpose, equal to that normally used by a good mechanic to accomplish the required result, and produce an appearance that will be attractive to public view.

CONSTRUCTION

R700 OBJECTIVE

R700-1 To assure that the construction of the dwelling will provide (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay,

insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance and (e) acceptable quality of workmanship.

R700-2 PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

R700-2.1 PREVENTIVE MEASURES

- a. Windows or other openings near grade to have snugfitting screens;
- b. Exterior doors to fit tightly and be flashed at sill;
- c. Openings of pipes or ducts through floors or walls to have tight fitting collars;
- d. Cracks and crevices in foundation and above ground walls effectively sealed by pointing with mortar, and holes filled with materials appropriate to adjacent work;
- e. Provision of curtain wall below grade and supplementary to the foundations;
- f. Locating sidewalks, driveways, or other impervious horizontal surfaces flush against the foundation;
- g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked;
- h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces;

1. Comply with precautions or corrective actions recommended by bonded exterminators.

R701 EXTERIOR CONSTRUCTION AND FINISH

R701-1 WALLS

- R701-1.1 Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks effectively sealed. Bulging of exterior walls shall be corrected without the use of supports or braces. Masonry walls, either solid or veneer, shall prevent the entrance of water or excessive moisture.
- R701-1.2 All cornices, entablatures, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. The owner of any buildings over three stories or 35 feet in height having such decorative features shall submit to the Building Inspector within one year from the adoption of these Standards and every three years thereafter a report bearing the registered professional Engineer's Seal as to the condition and safety of such cornices, entablatures, belt courses, corbels, terra cotta trim, wall facings, and similar decorative features.
- R701-1.3 All exterior exposed surfaces not inherently resistant to deterioration shall be repaired, coated or sealed

to protect them from deterioration or weathering. Flaking paint shall be removed and proper protective coating applied. No installation of asphalt or asbestos shingles (siding) will be permitted other than as repair to existing siding of the same material.

R702 ROOFS

R702-1 All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability.

R702-1.1 A weatherproof roof shall be maintained and all rainwater conveyed therefrom in such a manner as to prevent wet walls and not create a nuisance to others.

R703 WINDOWS, DOORS AND OTHER OPENINGS

R703-1 Existing windows and doors, including hardware, shall operate satisfactorily and give evidence of continuing acceptable services. Trim, sashes or doors needing restoration should be guided by the following:

1. Repair, if work can be done in place.
2. Replace, if the entire component needs to be removed in order to restore.
3. Refinish, if only the surface needs work in order to restore to new condition.

R703-2 Existing screens and storm sashes, where provided, shall be in suitable condition to serve the intended purposes.

- R704 CHIMNEYS AND VENTS
- R704-1 Chimneys and vents shall be structurally safe, durable, smoke-tight and capable of withstanding the action of flue gases.
- R705 FLOORS
- R705-1 All sagging exterior floors and stairs must be repaired. If bracing is used, it must be esthetically appealing. Floors must be sealed so as to prevent adequate resistance to weathering.
- R706 FLASHING, GUTTERS AND DOWNSPOUTS
- R706-1 All critical joints in exterior roof and wall construction shall be protected by suitable flashing material to prevent the entrance of water.
- R706-2 All gutter and downspouts must be securely fastened and free from rust and holes.
- R706-3 Each dwelling shall include in its method of disposal of water from roofs a way to divert water from the structure by splashblocks or other means if necessary.
- R706-4 Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement walls.
- R707 INTERIOR CONSTRUCTION AND FINISH
- R707-1 WALLS AND CEILINGS
- R707-1.1 Walls and ceilings shall be maintained in a safe and sanitary condition and shall be free from wide

cracks, breaks or loose plaster. A protective and finish coating shall be provided.

R707-1.2 All basement walls must be coated so as to remain dry at all times.

R708 FLOORS

R708-1 All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.

R708-2 Finished floors in habitable rooms should be of wood flooring or a resilient tile or sheet material. Carpeting over a suitable underlayment is acceptable.

R708-3 In hallways wood, a resilient floor or carpeting are appropriate finished flooring materials.

R708-4 Kitchen, toilet, or bathroom floors in dwelling units shall be constructed of material impervious to water. If constructed of wood, they shall be covered with fitted linoleum or treated so as to make floor surface reasonably impervious to water.

R708-5 Basement floors shall be of brick or concrete and provide proper drainage to prevent back-flooding.

MECHANICAL EQUIPMENT

R800 OBJECTIVE

R800-1 To provide mechanical equipment for the building and its dwelling units that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure (a) safety of operation, (b) adequate capacity for its

intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

R801 GENERAL

R801-1 For mechanical equipment see R201 Service and Facilities.

R802 HEATING

R802-1 Every dwelling unit shall have heating facilities which are capable of heating 80% of all habitable rooms, bathrooms and water-closets to 70° at a height of 3 feet above floor level with an outside temperature of 15° F, and said heating facilities shall be capable of heating all other rooms to 65° at a height of 3 feet above floor level with an outside temperature of 15° F.

R802-2 Where space heaters are the sole source of heat, a sufficient number of heaters shall be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the center of any room to be heated should not exceed 18 feet, or extend through more than one intervening doorway.

R803 DOMESTIC WATER HEATING STORAGE

R803-1 CAPACITIES

Each building, or dwelling unit within a building, shall have domestic water heating and storage

equipment in serviceable condition supplying hot water in quantities equivalent to the table below:

Number Dwelling Units Served	Storage Capacity in Gallons	Heating Capacity Gal. per hr. 100° F Rise
1	20	20
2	30	30
3	40	35
4	50	40
5	60	45
6	70	50
7	80	55
8	90	65
9	100	70
10	110	80
11	120	95

Where replacement is needed, water heating equipment should be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity.

R803-2 CAPACITIES-TANKLESS TYPE

R803-2.1 Instantaneous water heaters rated in gallons per minute-100°R. Rise shall be at least equivalent to the following:

1 Dwelling Unit Served	2.75 G.P.M.
2 " Units "	5.00 G.P.M.
3 " " "	7.75 G.P.M.
4 " " "	10.00 G.P.M.

5	"	"	"	12.75 G.P.M.
6	"	"	"	15.00 G.P.M.
7	"	"	"	17.75 G.P.M.
8	"	"	"	20.00 G.P.M.
9	"	"	"	22.75 G.P.M.
10	"	"	"	25.00 G.P.M.
11	"	"	"	27.75 G.P.M.

R803-3 VENT

R803-3.1 All fuel-burning water heaters shall be connected to a vent leading to the exterior.

R804 PLUMBING

R804-1 GENERAL

R804-1.1 The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting and operation of fixtures.

R804-2 REQUIRED FIXTURES

For required plumbing fixtures see R401-5 through 8.

R804-3 CONDITION OF EXISTING PLUMBING

R804-3.1 Plumbing systems, including building sewers, shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply piping or back-siphonage between fixtures.

R805 ELECTRICAL

R805-1 GENERAL

R805-1.1 All habitable rooms, hallways and other frequently entered spaces shall be provided with electrical

fixtures or outlets sufficient for proper illumination and appliance usage.

RE05-1.2 Existing electrical systems shall be maintained in a safe condition and shall not be added to or extended without prior approval of the City Electrical Inspector.

RE05-1.3 All new wiring, additions, extensions or electrical repairs shall be performed in accordance with Chapter 9 of the Virginia Uniform Statewide Building Code.

RE05-1.4 No over-current protective devices shall exceed the limitations prescribed in the Virginia Uniform Statewide Building Code, and no over-current protection device shall be tampered with or altered so as to make it inoperative.

RE05-1.5 Existing electrical facilities shall meet no less than the following minimum requirements:

a. Two duplex outlets per room on separate walls or one duplex outlet for every 20 feet of wall perimeter, whichever is greater.

b. Control switch for each light fixture shall be on wall at room entrance, except for small storage areas.

c. Wall switch to bathroom light fixture shall be or have been installed in accordance with the Virginia Uniform Statewide Building Code.

